

ZONING - AREA AND HEIGHT REQUIREMENTS

San Francisco, Calif.
City Planning

12510 Height limits in
S.F.
cop. 23

Area and Height Requirements

12510

cop. 2

HEIGHT LIMITS IN NORTHEASTERN SAN FRANCISCO

PB

1/4BD

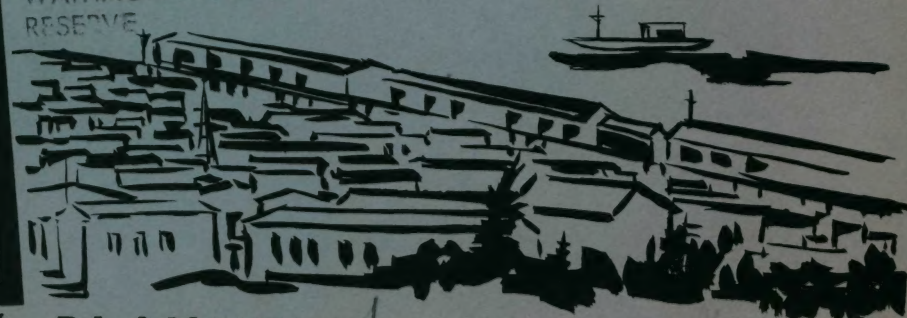
CLASS 1 2 3

PB 1/4BD BUCK

CAT FOR

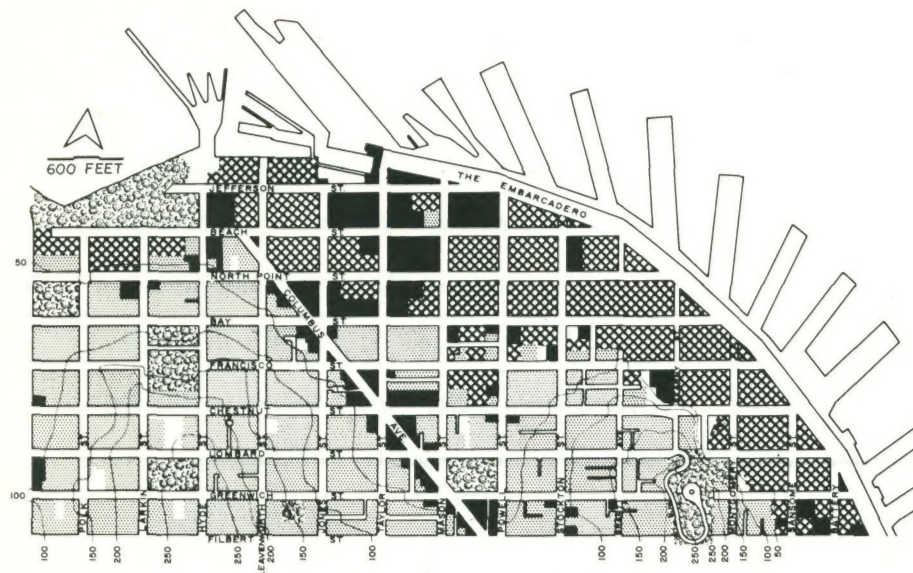
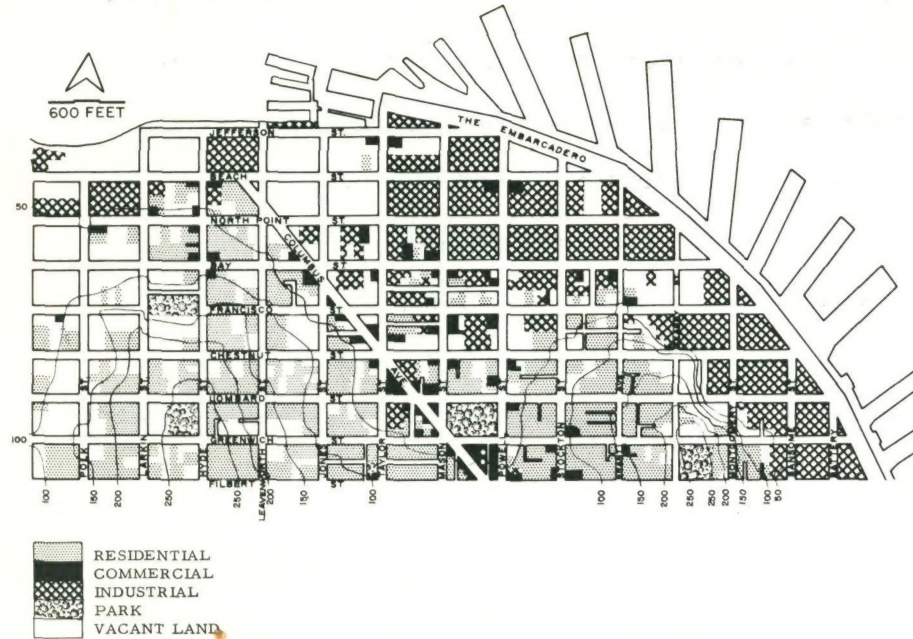
ENVIRON DESIGN

ENVIRON DES
RETURN DIRECT
MARKING DIV.
TO ENVIRON DES
WATER RESERVE



SAN FRANCISCO DEPARTMENT OF CITY PLANNING • OCTOBER 1963

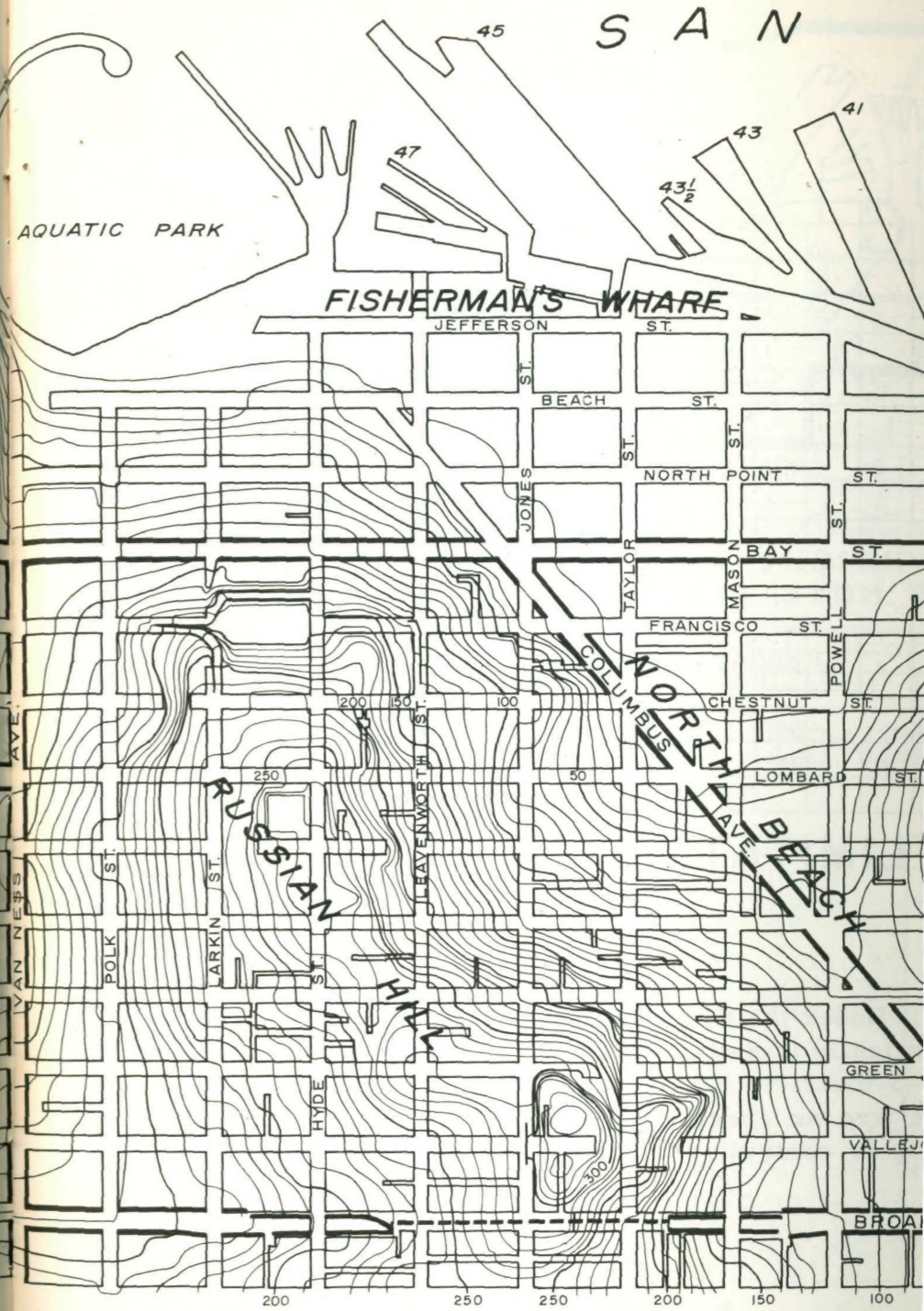
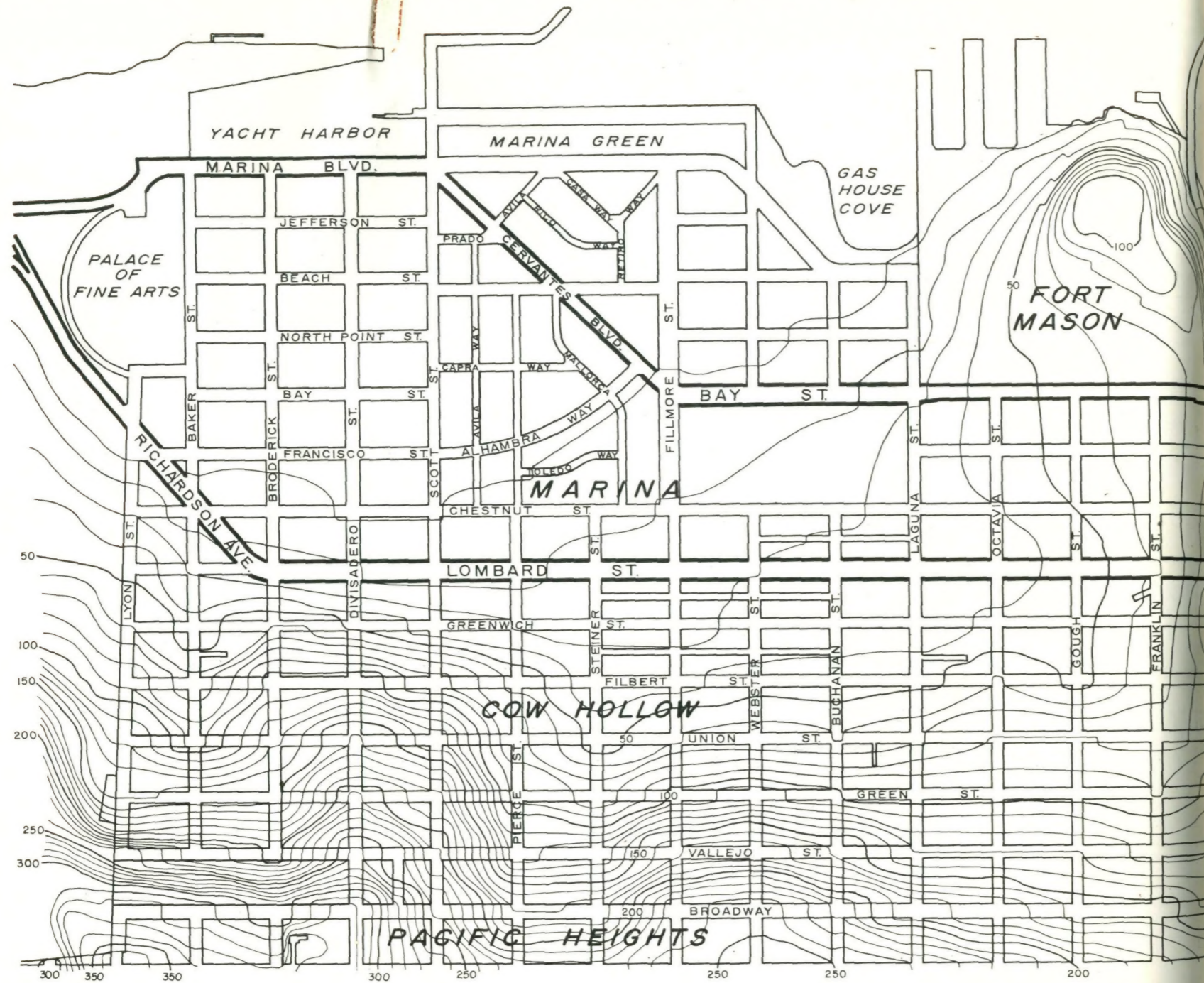
1920 LAND USE



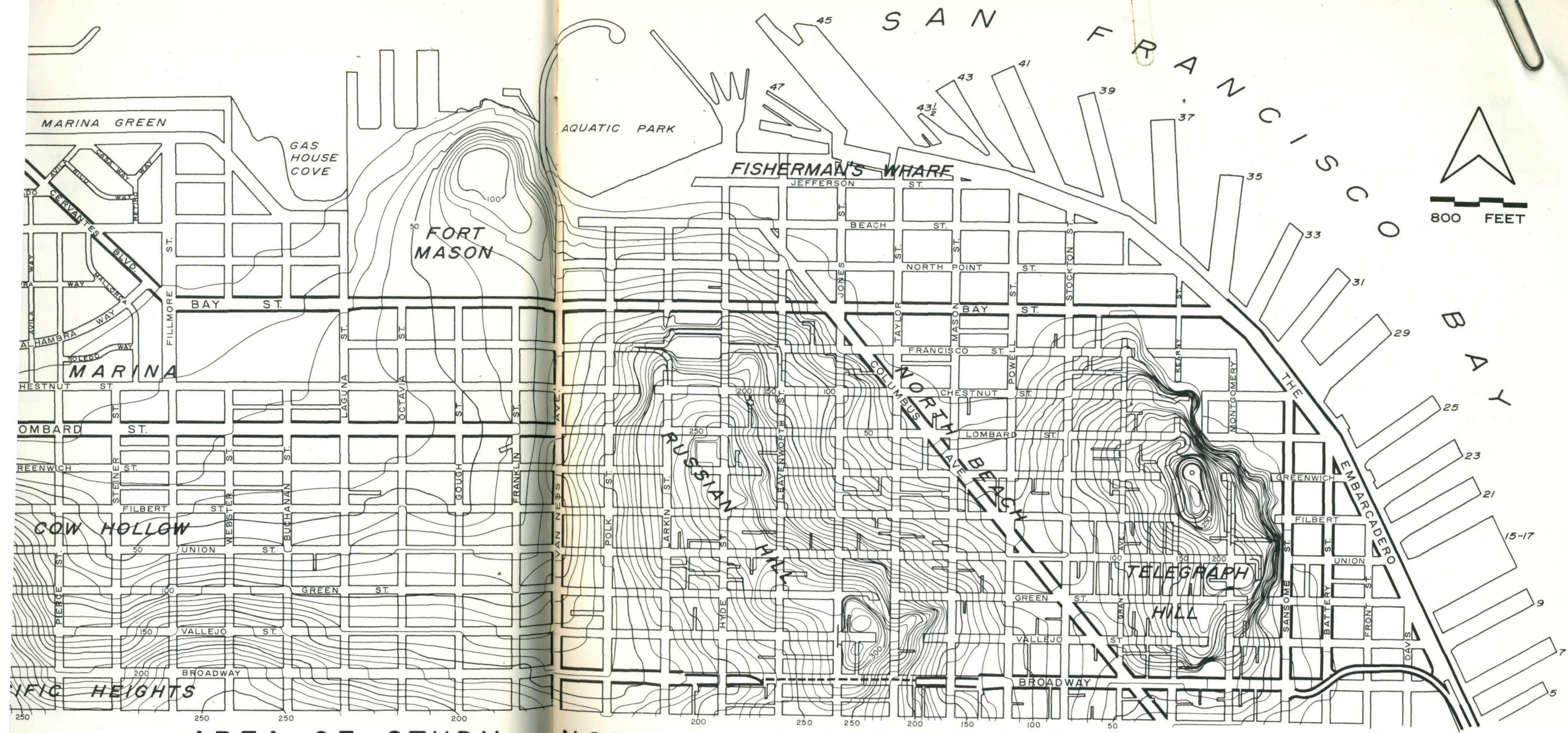
1960 LAND USE

the Presidio and on several streets in the Marina. Portions of Union, Fillmore and Chestnut Streets serve the local business and shopping needs, and several blocks on Lombard Street have uses oriented to automobile traffic entering or leaving the City by way of the Golden Gate Bridge.

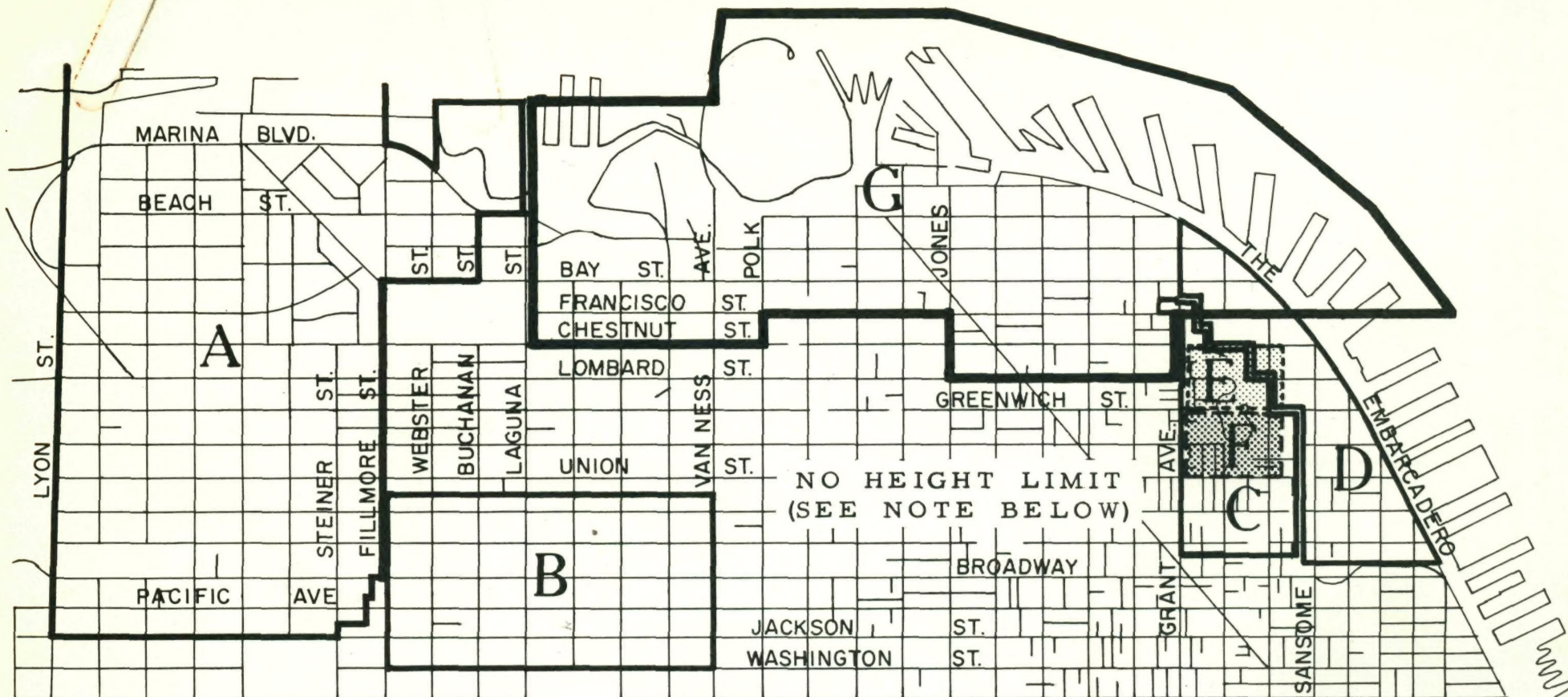
East of Van Ness Avenue the ridge of Russian Hill also became the site of multi-story apartment houses in the late 1920's although the more significant land use changes in the lower flatlands were to occur following 1946. In contrast to the area west of Van Ness Avenue, here are to be found more diversified and intensive uses and almost no single-family districts. The vicinities of Chestnut and Hyde Streets and Green and Jones Streets each form a high-rise apartment district unrestricted in height. Other apartment houses, lower in height and density occupy the slopes. Telegraph Hill is similarly developed with three-story apartment houses; a series of 40-foot height limits initiated in 1945 blankets the area east of Grant Avenue and prevents the erection



AREA OF STUDY - NORTHEASTERN SAN FRAN



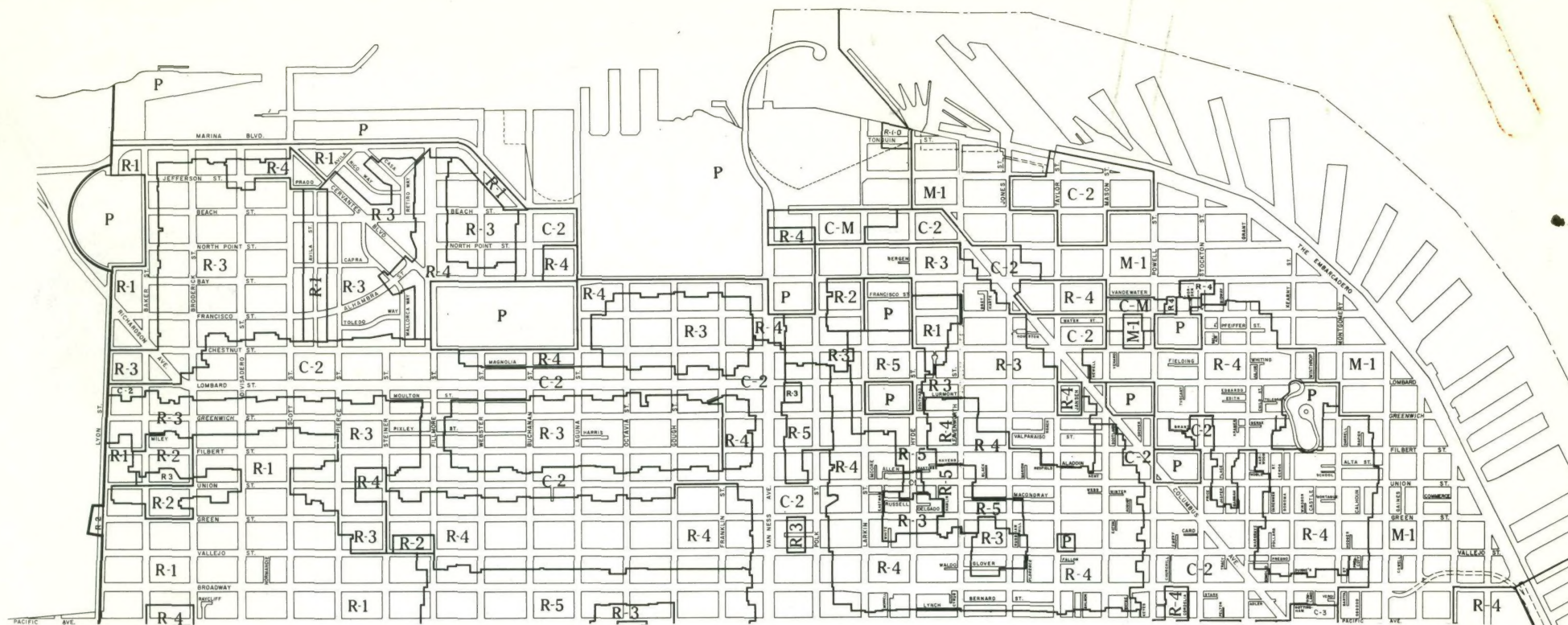
AREA OF STUDY - NORTHEASTERN SAN FRANCISCO



EXISTING SPECIAL HEIGHT LIMITATION DISTRICTS

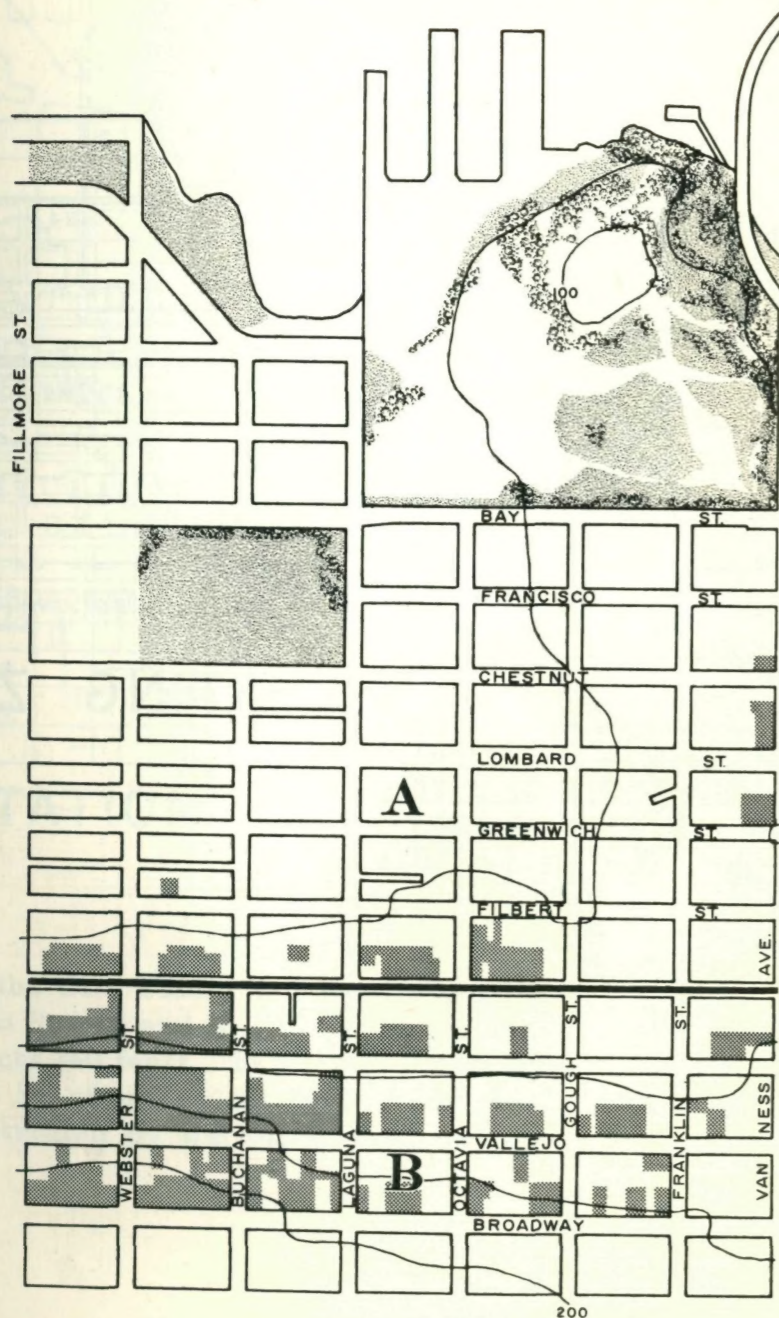
DISTRICT	HEIGHT LIMIT	DATE ESTABLISHED
A	40 feet	May 2, 1927 and February 2, 1931
B	105 feet	September 25, 1933
C	40 feet	February 5, 1945 and November 15, 1956
D	84 feet	April 8, 1946
E	270 feet above city base	July 5, 1932
F	290 feet above city base	July 5, 1932
G	40 feet	May 16, 1962

NOTE: Under the City Planning Code, height limits apply automatically in R-1-D and R-1 districts (35 feet), in R-2 and R-3 districts (40 feet). In all other zoning districts there are no specified height limits and the bulk of a building is controlled by the allowable floor area ratio.

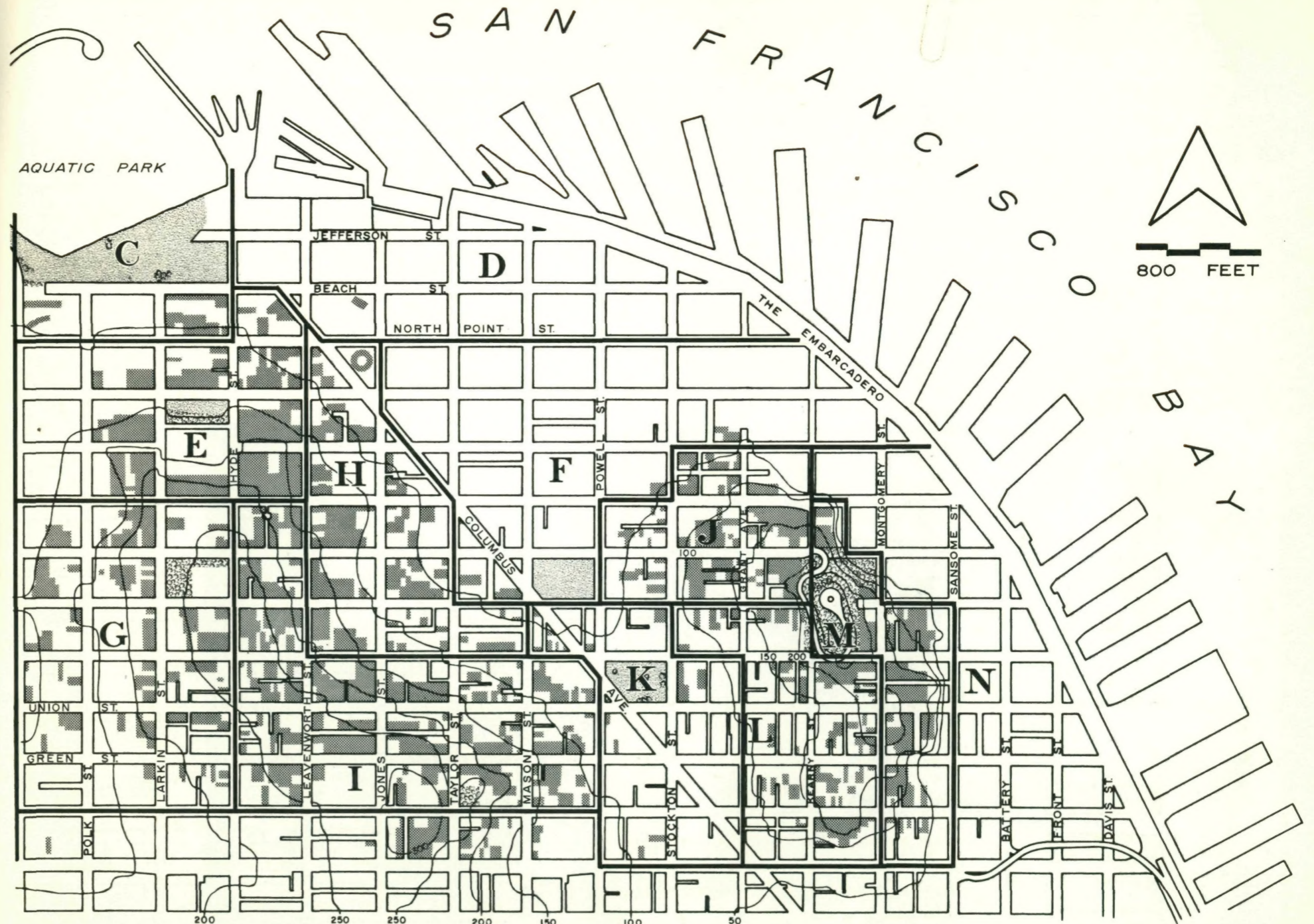


EXISTING ZONING - OCTOBER 1963

P	Public Lands
R-1-D	Single Family Residential - Detached
R-1	Single Family Residential
R-2	Two Family Residential
R-3	Multiple Family Residential - Low Density
R-4	Multiple Family Residential - Medium Density
R-5	Multiple Family Residential - High Density
C-1	Neighborhood Shopping District
C-2	Community Shopping District
C-M	General Commercial District
M-1	Light Industrial District
M-2	Heavy Industrial District



PRIVATE



PROPERTIES WITH VIEW POTENTIALS

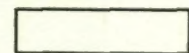
AREA	NAME OF DISTRICT
A	Marina flatland (Fillmore Street to Van Ness Avenue) No views except from taller buildings
BC	Pacific Heights Views to the north
DF	Northern Waterfront flatland No views except from taller buildings
G	Russian Hill (west slope) Views to the west
EHI	Russian Hill (north and east slopes) Views to the north, northeast and east
J	Telegraph Hill (northwesterly slope) Views to the west, northwest and north
K	North Beach No views except from taller buildings
L	Telegraph Hill (west slope) Views to the west, southwest and south
M	Telegraph Hill (east slope) Views to the east
N	Embarcadero flatland (north of Broadway) No views except from taller buildings



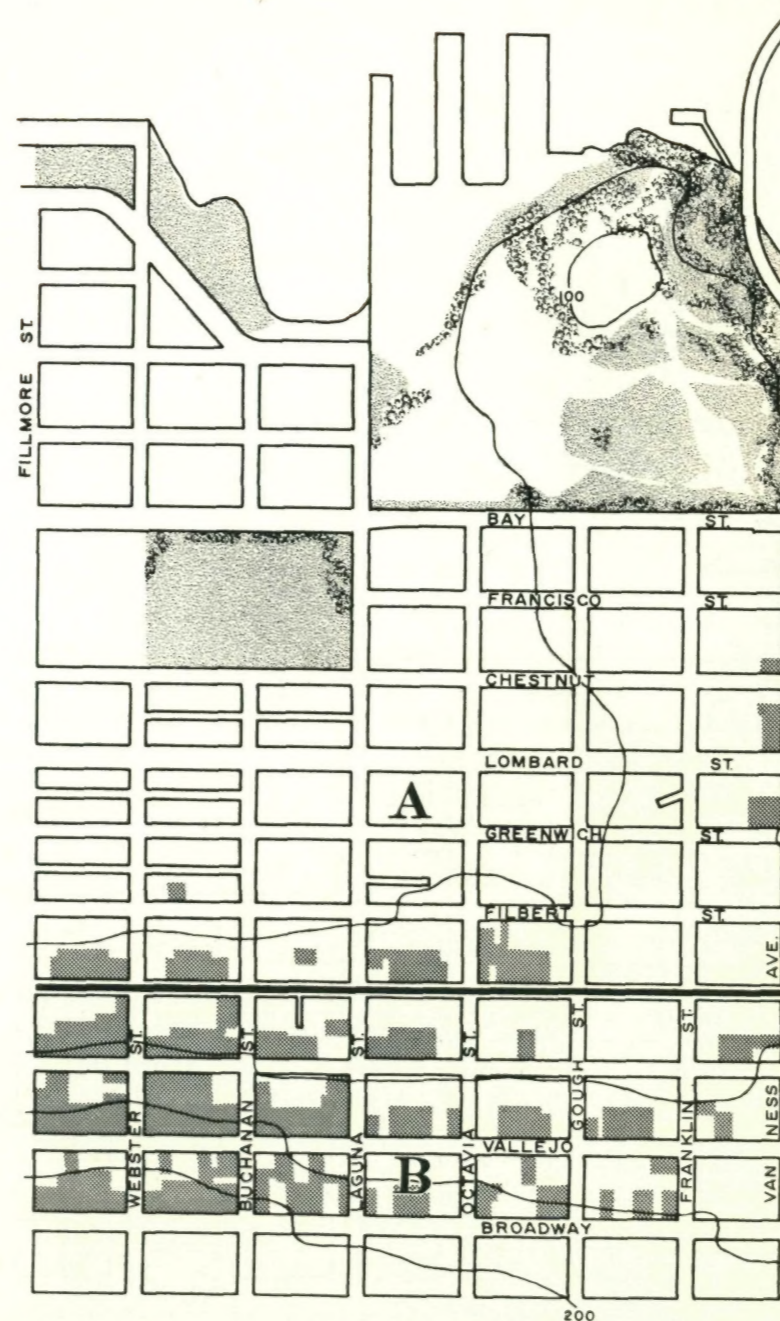
Public Areas



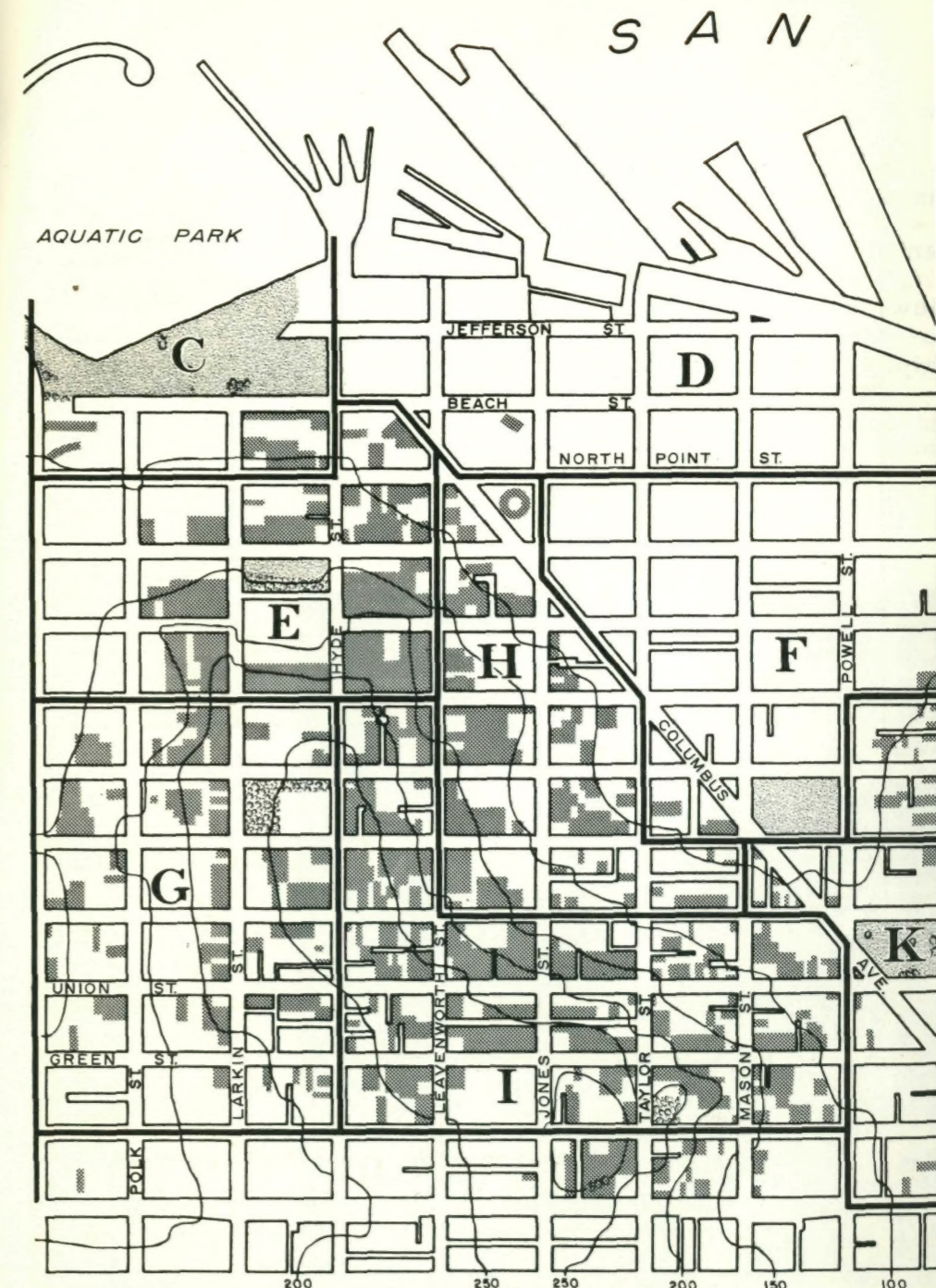
Properties with View Potentials
under Existing Conditions



Vacant Parcels and Properties
without Views



PRIVATE



PROPERTIES WITH VIEW

111 METHOD OF PRESENTATION

In the course of this study it has frequently been suggested that a three dimensional model of the study area would be required to illustrate the problems and solutions under consideration. Such a working model was used in the early part of the study, but it was found that a model of

manageable size for an area so large and varied can at best present only a general bird's eye view, showing land forms and space relationships. It cannot describe the vistas or general outlook of the viewer standing on hillside, ridge top, shoreline or boat deck. Nor can it impart



to the observer the overwhelming scale of some of these high-rise structures when seen from ground level. This can be demonstrated by a picture taken of a model of the winning design for the Golden Gateway Redevelopment Project which was laid out with generous open area and superb aesthetic surroundings. This same group of well designed and spaciouly sited

towers presents an entirely different picture when viewed from the southeastern slope of Telegraph Hill.

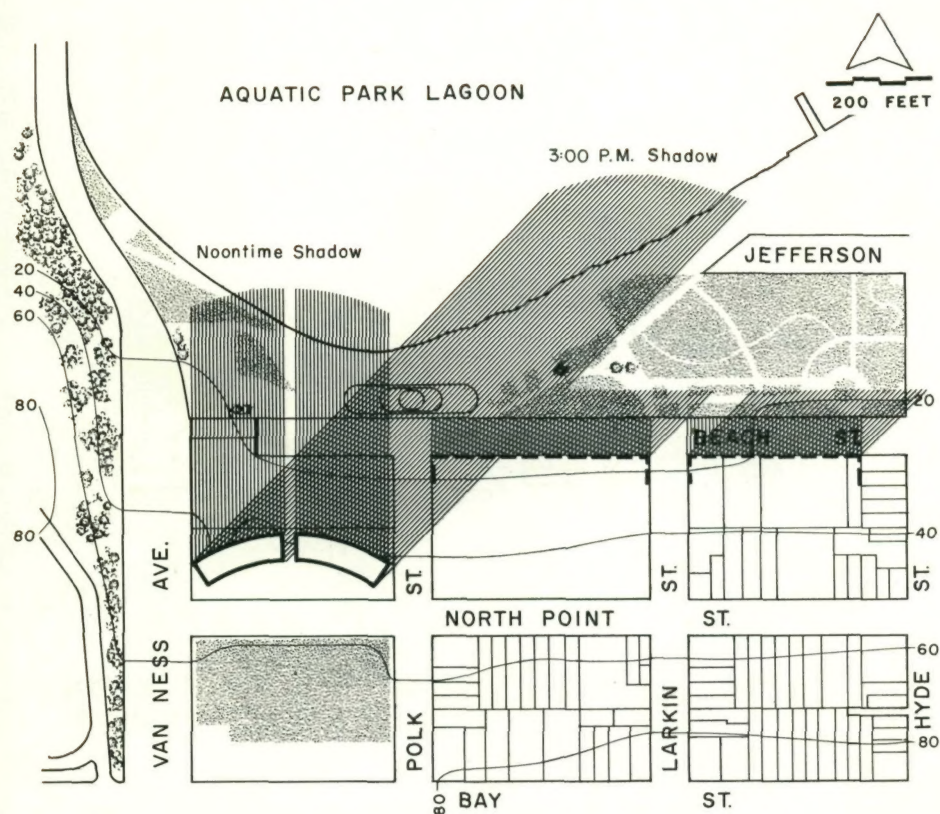
In order to reflect most accurately conditions as seen on the ground, photography was chosen as the best method to illustrate the various aspects of the northern waterfront height problem.





The Fontana Tower nearing completion and the identical tower authorized but not yet built gives a sharp impression of the changed relation

between bay, shoreline, and hills imparted by high structures along the lowlands.





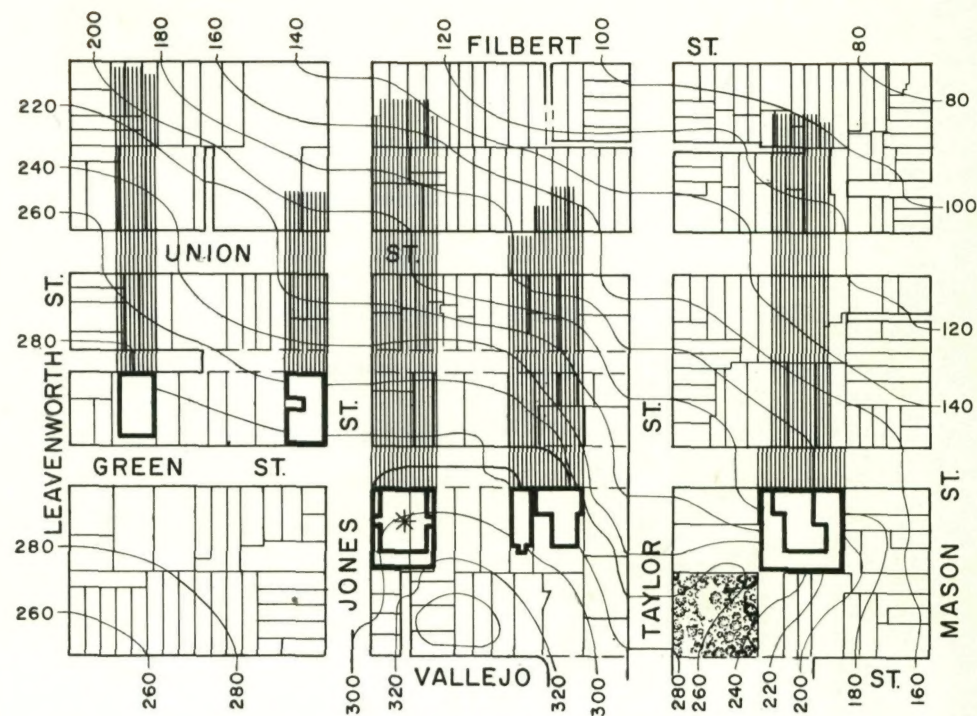
SHADOWS OVER THE AQUATIC PARK AREA

Noontime  and 3 PM  shadows on December 21. The Fontana Apartments are 196 feet tall. Other shadows represent buildings 40 feet tall along the south line of Beach Street.

Another problem which has become apparent in this study and which can be resolved in part by the application of special height controls is that of the long, deep shadows cast by high and bulky structures. The wall of the Fontana Towers which rises 196 feet above street grade on North Point Street, south of Aquatic Park, illustrates this problem as it affects a public area. The drawing shows the length of this tower shadow at noon on the first day of winter, and the position and size of the same shadow at 3 o'clock in the afternoon. Any additional tall structures along the southern boundary of this public open space will rob the rest of the park of sunshine.

Another aspect of this problem is illustrated by the long finger shadows of closely grouped high-rise structures on Green Street falling on the steep downhill slope toward North Beach. There are five tall buildings concentrated along this two and one-half block stretch and a sixth is under construction at the southeast corner of Jones and Green Streets. The hillside exaggerates the lengths of the shadows, as shown on the drawing copied from an aerial photograph taken in November of 1962. By December 21, the shadows will have increased in length by another 20 per cent. The possible intrusion of these tall buildings down the slope toward the North Beach area with its two or three-story multi-family structures would enlarge the area affected by such shadows.

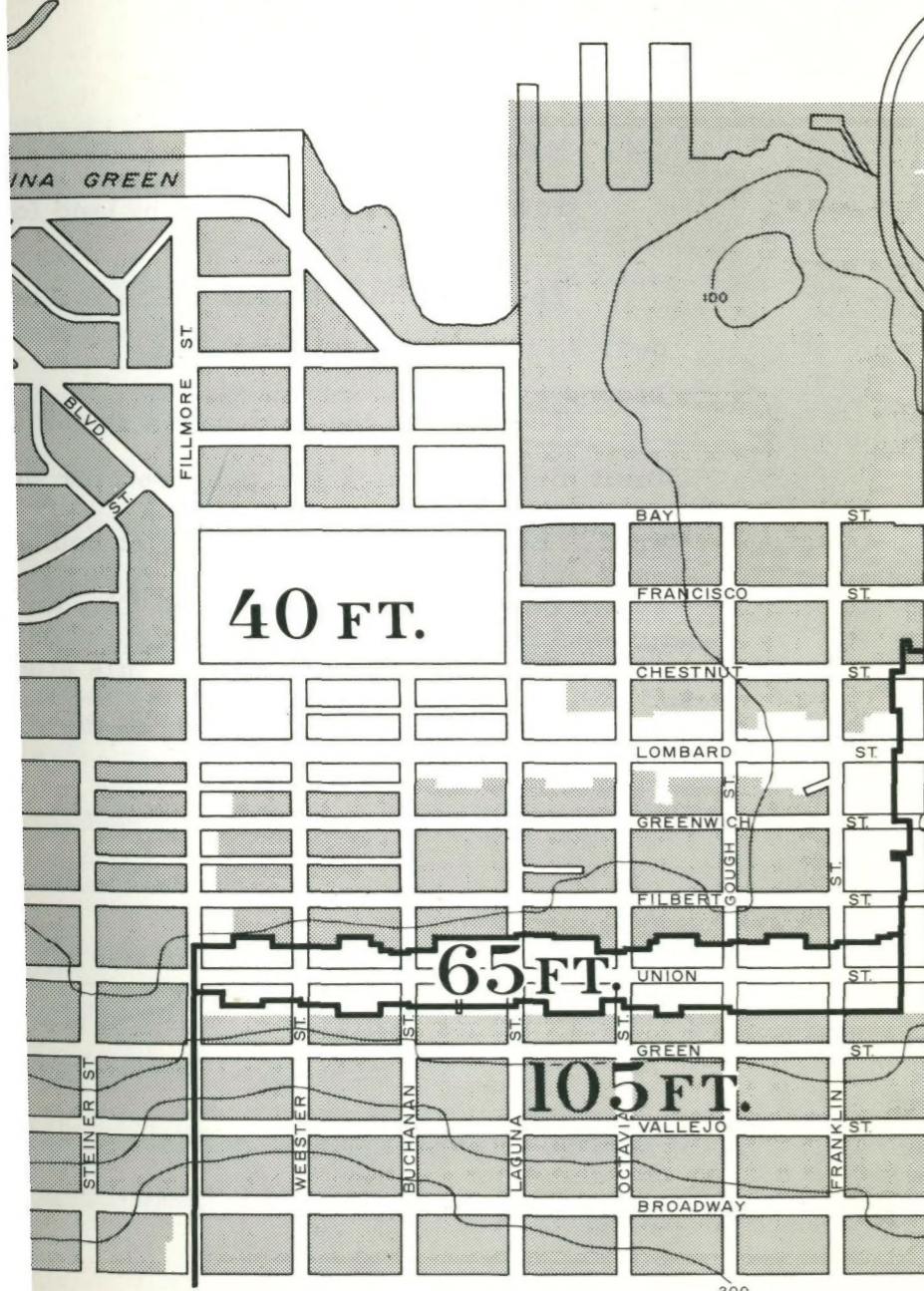
* The loss of light and air and sunshine along the lower hillside would, in the long run, have the greatest detrimental effect on the residential character of the area. To localize this problem it will be necessary to impose progressively more restrictive height controls upon the descending contours.



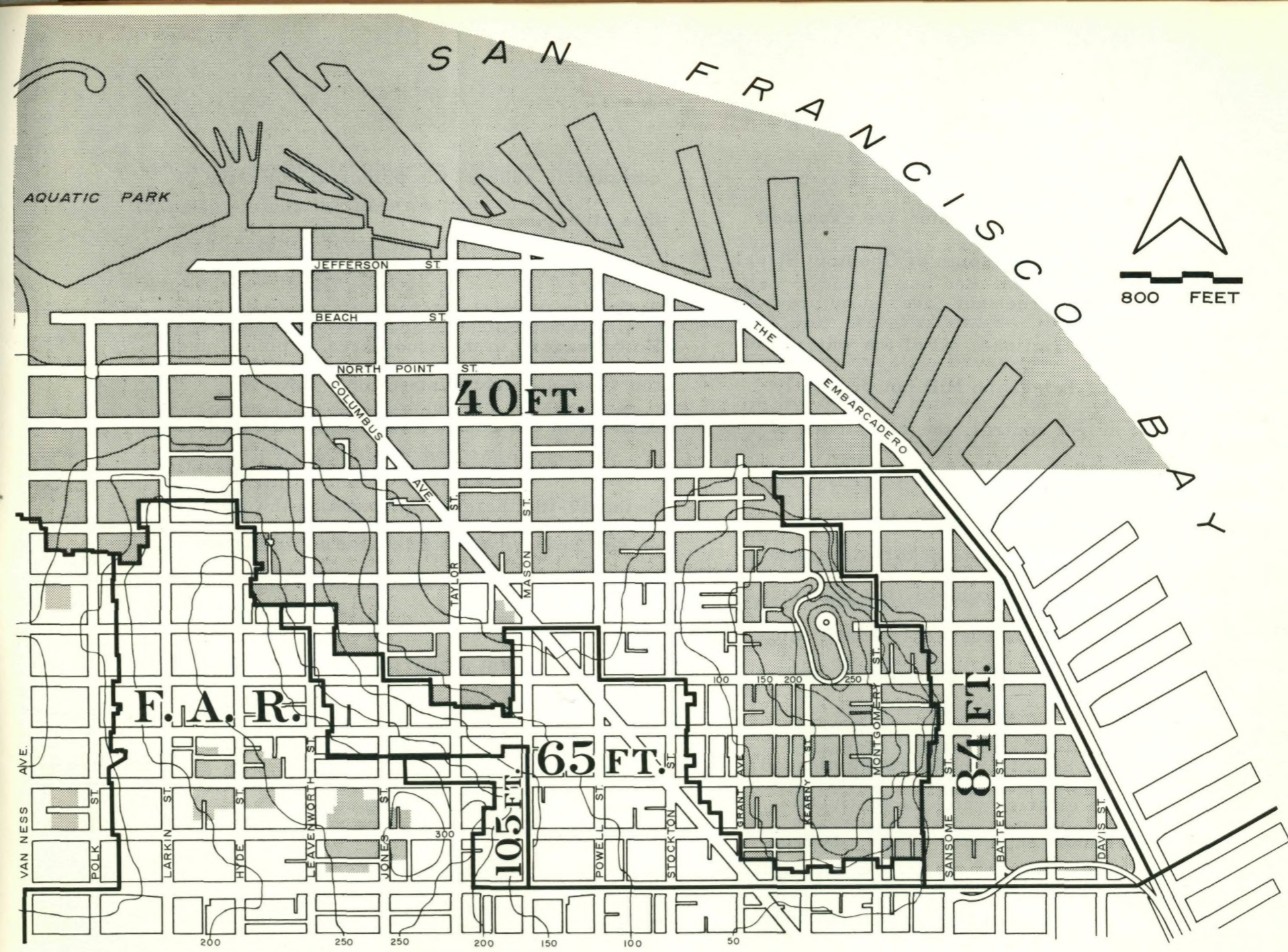
SHADOWS CAST BY TALL BUILDINGS AT NOON
(NOVEMBER)



* High rise apartment structure (Ht. 327'-6") under construction with approximate shadow length superimposed.

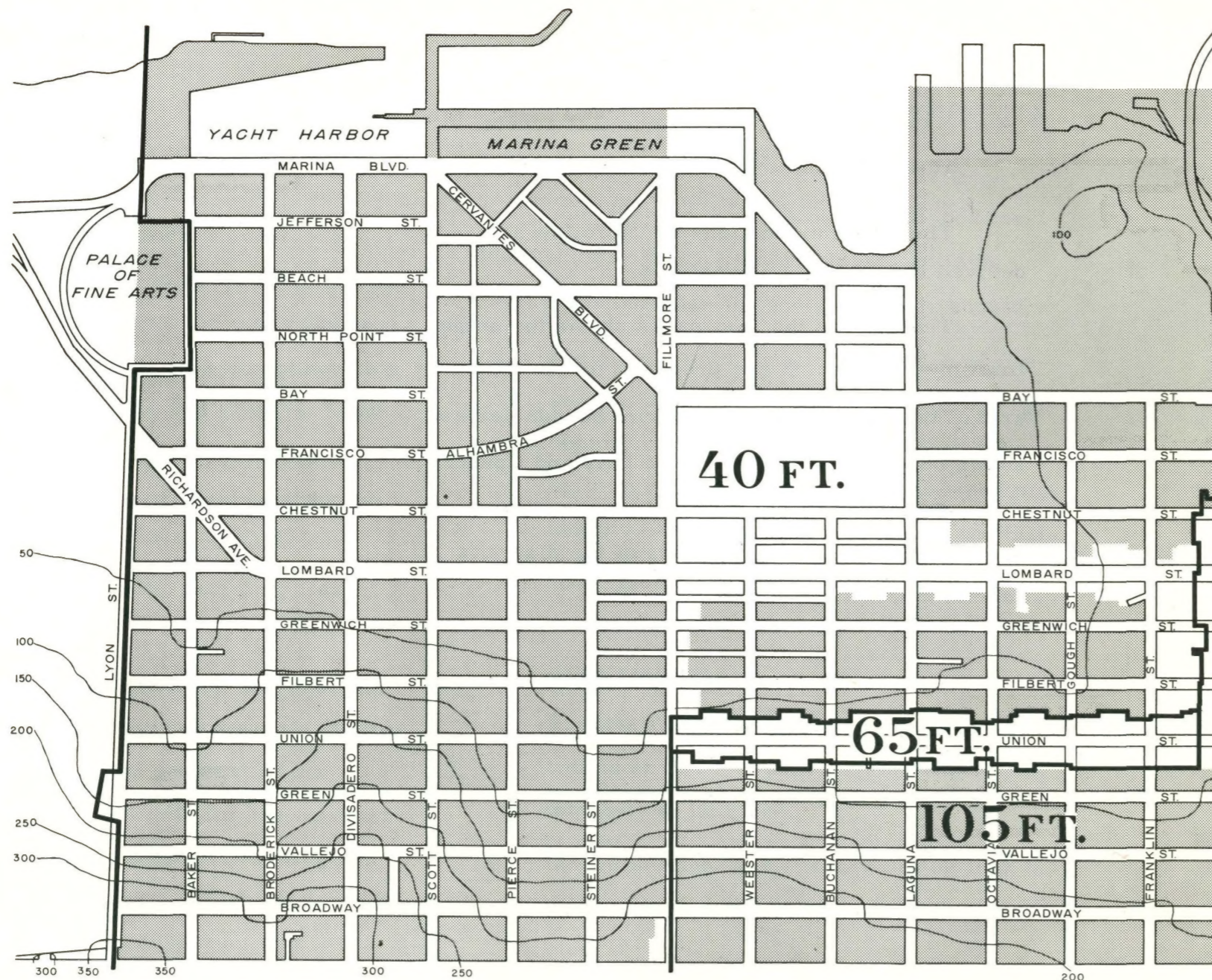


ENDED SPECIAL

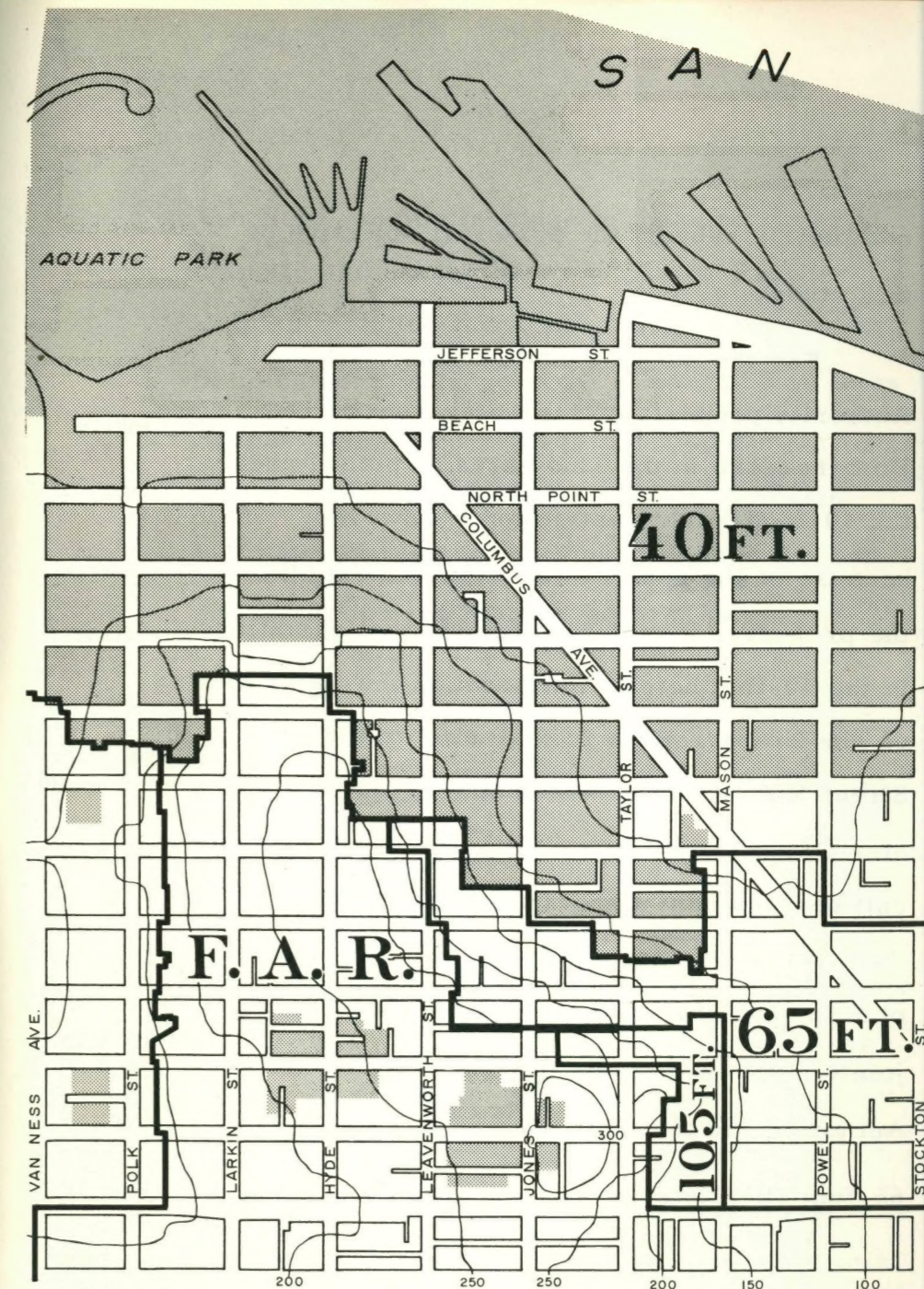


HEIGHT LIMIT DISTRICTS

AREAS WHERE HEIGHT LIMITS ALREADY EXIST



RECOMMENDED SPECIAL



HEIGHT LIMIT

AREAS WHERE HEIGHT